

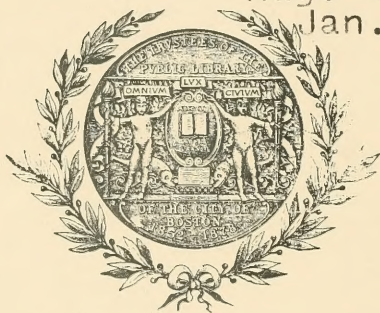




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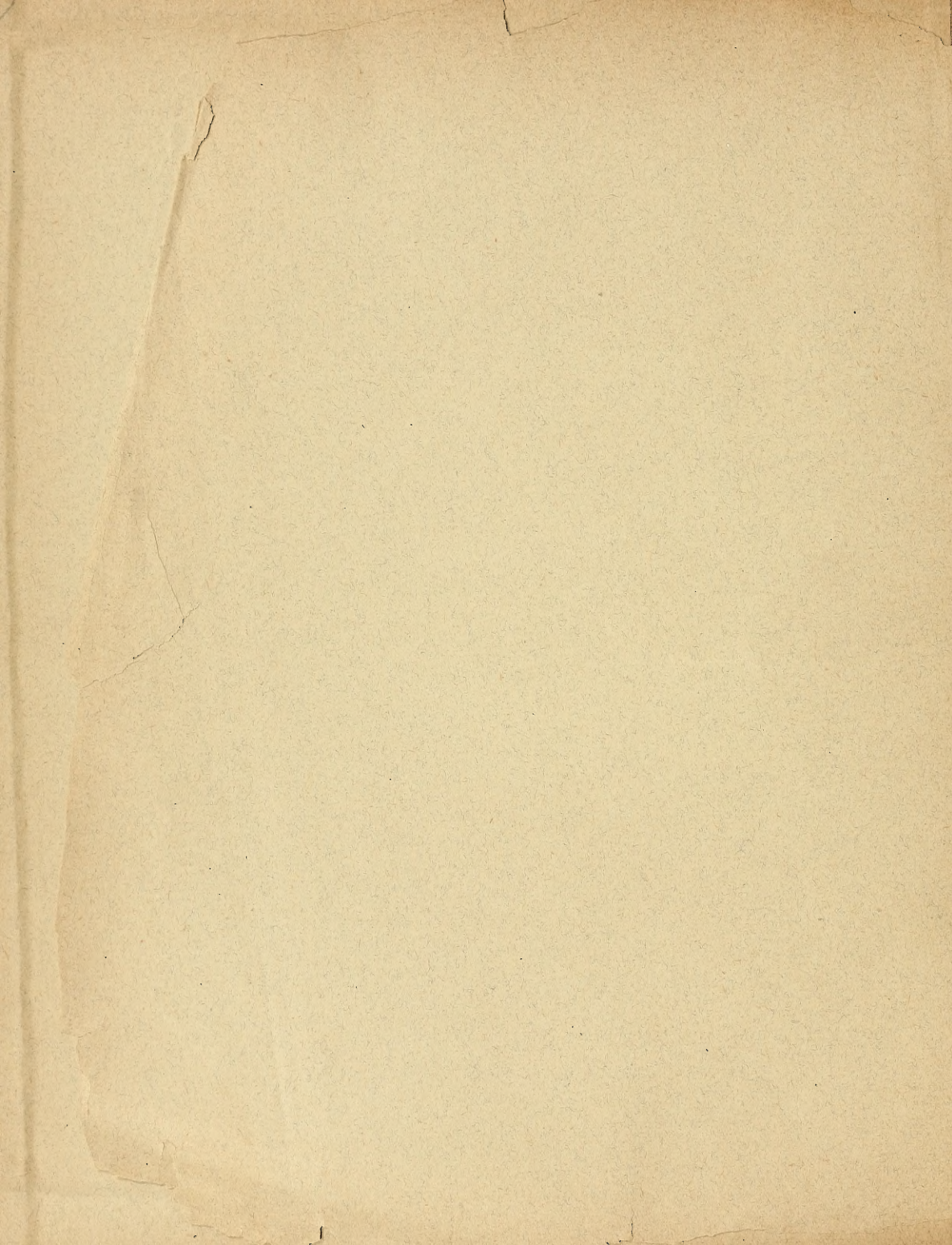
Jan. 1895














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# EXTRA CENSUS BULLETIN.

No. 95.

WASHINGTON, D. C.

October 13, 1894.

## STATISTICS OF FARMS, HOMES, AND MORTGAGES.

### OWNERSHIP AND DEBT IN WEST VIRGINIA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 28, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in West Virginia for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 26.42 per cent of the farm families hire and 73.58 per cent own the farms cultivated by them; that 12.98 per cent of the farm owning families own subject to incumbrance and 87.02 per cent own free of incumbrance. Among 100 farm families, 26 hire their farms, 10 own with incumbrance, and 64 without incumbrance. On the owned farms there are liens amounting to \$4,825,337, which is 32.22 per cent of their value, and this debt bears interest at the average rate of 6.19 per cent, making the average annual interest charge \$41 to each family. Each owned and incumbered farm, on the average, is worth \$2,060, and is subject to a debt of \$664.

The corresponding facts for homes are that 63.66 per cent of the home families hire and 36.34 per cent own their homes; that of the home owning families 81.06 per cent own free of incumbrance and 18.94 per cent with incumbrance. In 100 home families, on the average, 64 hire their homes, 7 own with incumbrance, and 29 without incumbrance. The debt on owned homes aggregates \$2,788,623, or 34.89 per cent of their value, and bears interest at the average rate of 6.34 per cent, so that the annual amount of interest to each home averages \$40. An average debt of \$631 incumbers each home, which has the average value of \$1,809.

There are 3 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 66.37 per cent of the home families hire and 33.63 per cent own their homes, and of the home owning families 22.19 per cent own with incumbrance and 77.81 per cent own free of incumbrance. In 100 home families, on the average, are found 66 that hire their homes, 8 that own with incumbrance, and 26 that own without incumbrance. The liens on the owned homes are 35.07 per cent of the value of those subject to lien. Several averages show that the rate of interest is 6.25 per cent; value of each owned and incumbered home, \$2,818; lien on the same, \$988, and yearly interest charge on each home, \$62.

Real estate purchase and improvements, when not associated with other objects, caused 77.97 per cent of the farm families to incur 72.66 per cent of the farm debt and 81.44 per cent of the home families to incur 74.67 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

*Commissioner of Labor in charge.*

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

## FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

CIVIL DIVISIONS.	Aggre- gate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUM- BERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUM- BERED OF TOTAL OWNING AND HIR- ING FAMILIES.	
		Total.	Free.	Incum- bered.		Owning.	Hiring.	Free.	Incum- bered.	Free.	Incum- bered.
The State .....	140,359	79,369	67,678	11,691	60,990	56.55	43.45	85.27	14.73	48.22	8.33
For farms .....	76,157	56,035	48,763	7,272	20,122	73.58	26.42	87.02	12.98	64.03	9.55
For homes.....	64,202	23,334	18,915	4,419	40,868	36.34	63.66	81.06	18.94	29.46	6.88
Three cities (for homes).....	10,571	3,555	2,766	789	7,016	33.63	66.37	77.81	22.19	26.17	7.46
Huntington.....	1,793	468	368	100	1,325	26.10	73.90	78.63	21.37	20.52	5.58
Parkersburg.....	1,698	658	519	139	1,040	38.75	61.25	78.88	21.12	30.56	8.19
Wheeling.....	7,080	2,429	1,879	550	4,651	34.31	65.69	77.36	22.64	26.54	7.77
Rest of state (for homes).....	53,631	19,779	16,149	3,630	33,852	36.88	63.12	81.65	18.35	30.11	6.77

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incum- brance.	Value.	Incum- brance.	Percentage of incum- brance of value.
The State .....	11,691	\$22,970,041	\$7,613,960	33.15
For farms.....	7,272	14,976,792	4,825,337	32.22
For homes.....	4,419	7,993,249	2,788,623	34.89
Three cities (for homes).....	789	2,223,652	779,797	35.07
Huntington .....	100	290,728	88,405	30.41
Parkersburg.....	139	331,871	99,193	29.89
Wheeling.....	550	1,601,033	592,199	36.99
Rest of state (for homes).....	3,630	5,769,597	2,008,826	34.82



TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED : 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$1,965	\$651	\$475,631	\$41	6.25
For farms.....	2,060	664	298,884	41	6.19
For homes.....	1,809	631	176,747	40	6.34
Three cities (for homes).....	2,818	988	48,769	62	6.25
Huntington.....	2,907	884	6,411	64	7.25
Parkersburg.....	2,388	714	6,557	47	6.61
Wheeling.....	2,911	1,077	35,801	65	6.05
Rest of state (for homes).....	1,589	553	127,978	35	6.37

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST : 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.	
	For farms.		For homes.		For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.		
Under 6 per cent.....	3.40	3.66	3.85	3.97	6.08	5.58
6 per cent.....	80.12	81.41	74.29	70.77	72.62	73.78
7 per cent.....	2.38	3.14	4.14	5.84	4.56	4.49
8 per cent.....	5.83	4.89	6.22	7.06	5.96	6.84
6 to 8 per cent, inclusive.....	89.72	92.35	90.29	91.91	88.34	91.15
Over 6 per cent.....	16.48	14.93	21.86	25.26	21.30	20.64
Over 8 per cent.....	6.88	3.99	5.86	4.12	5.58	3.27
Over 10 per cent.....	0.93	0.50	0.88	0.64	0.89	0.22
Over 12 per cent.....	0.48	0.24	0.43	0.18	0.64	0.19









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